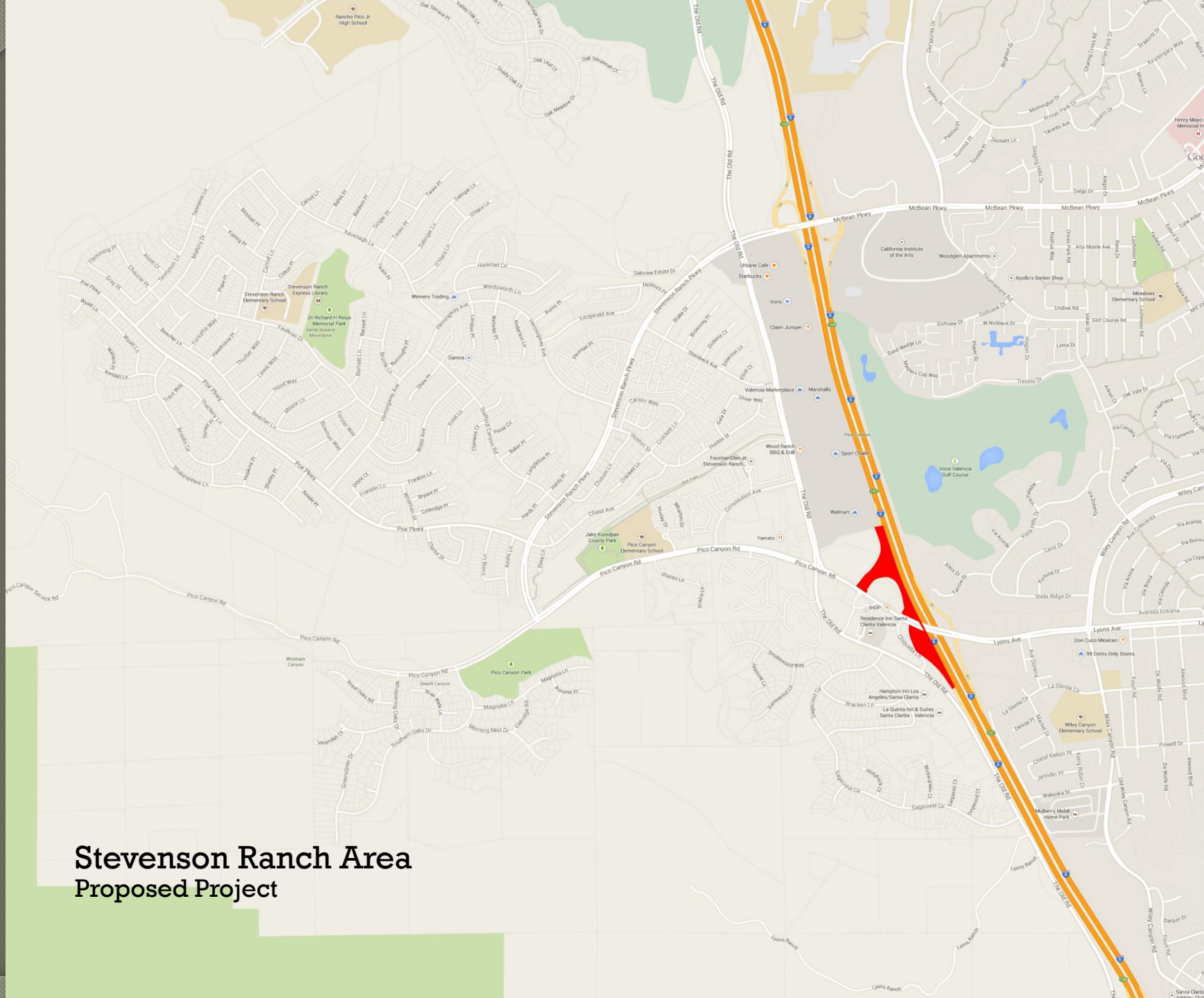


# Landscape Maintenance Districts

## Stevenson Ranch Area Zone 1 Expansion



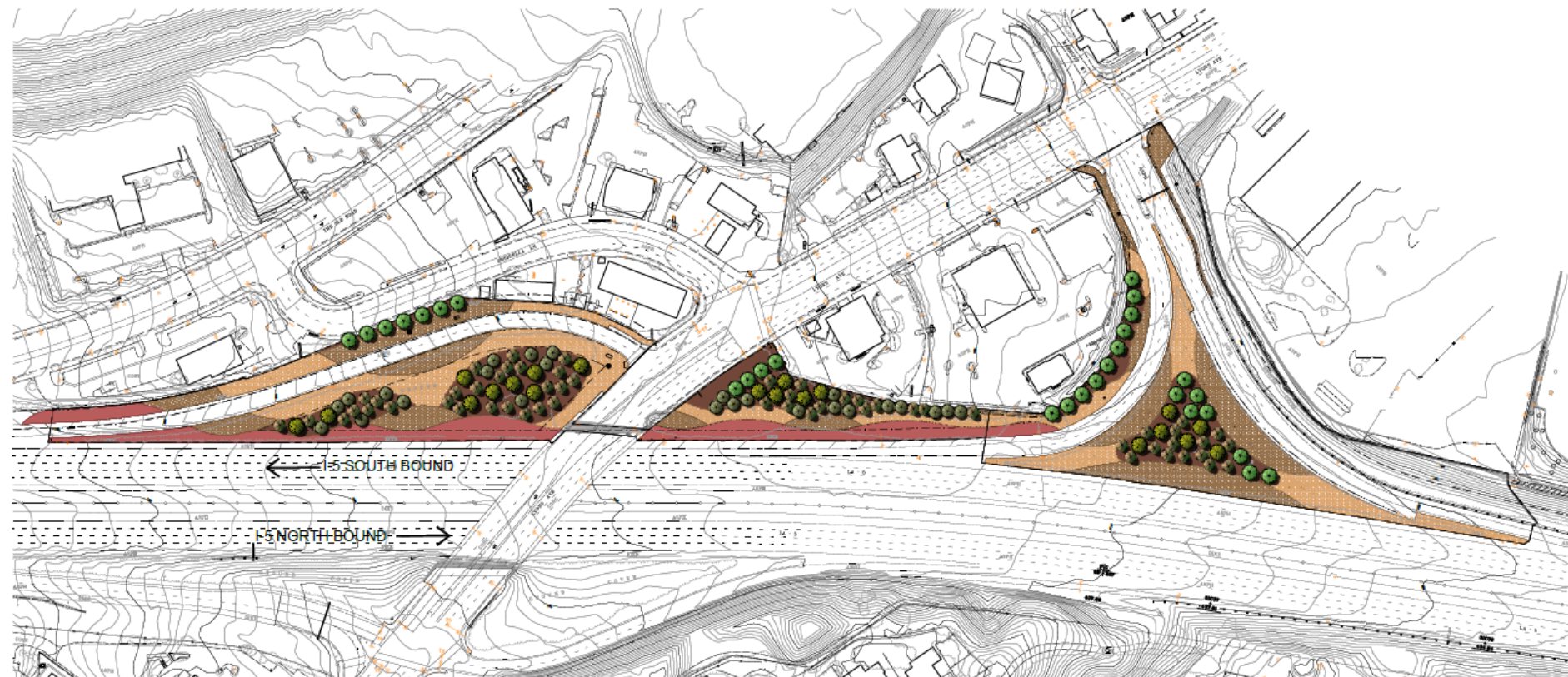
# Stevenson Ranch Area Proposed Project










# I-5 On/Off Ramps at Pico Canyon Road





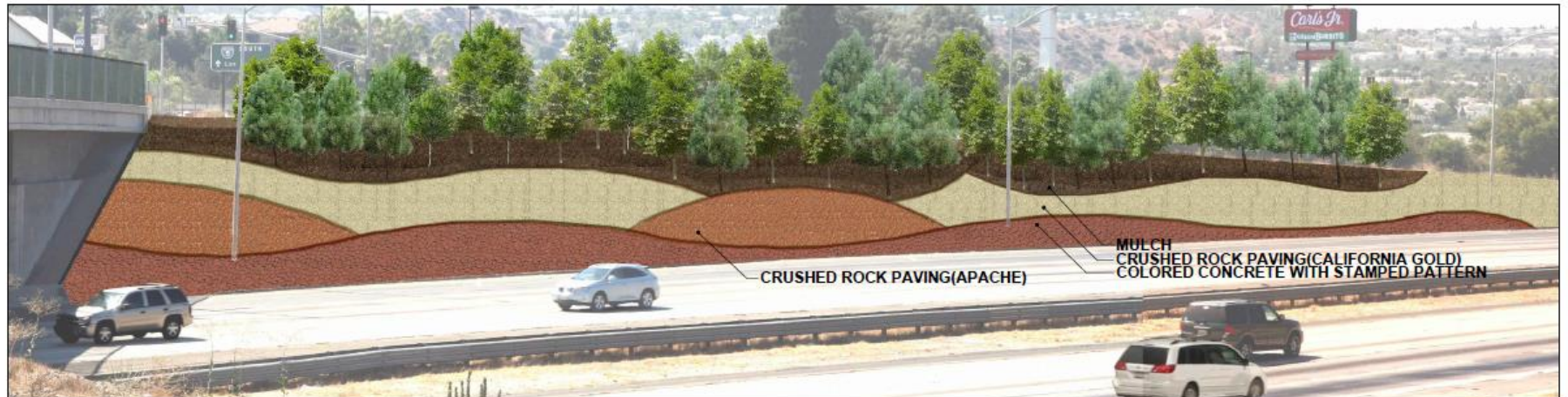
#### LEGEND

	3'-6" DIAMETER CRUSHED ROCKS COLOR: CALIFORNIA GOLD		WOOD BARK MULCH
	3'-6" DIAMETER CRUSHED ROCKS COLOR: APACHE		CALTRANS TREE PLANTING SETBACK
	STAMPED CONCRETE COLOR: DUSTY MAUVE		

## PICO CANYON / LYONS OFFRAMP - WEST SIDE



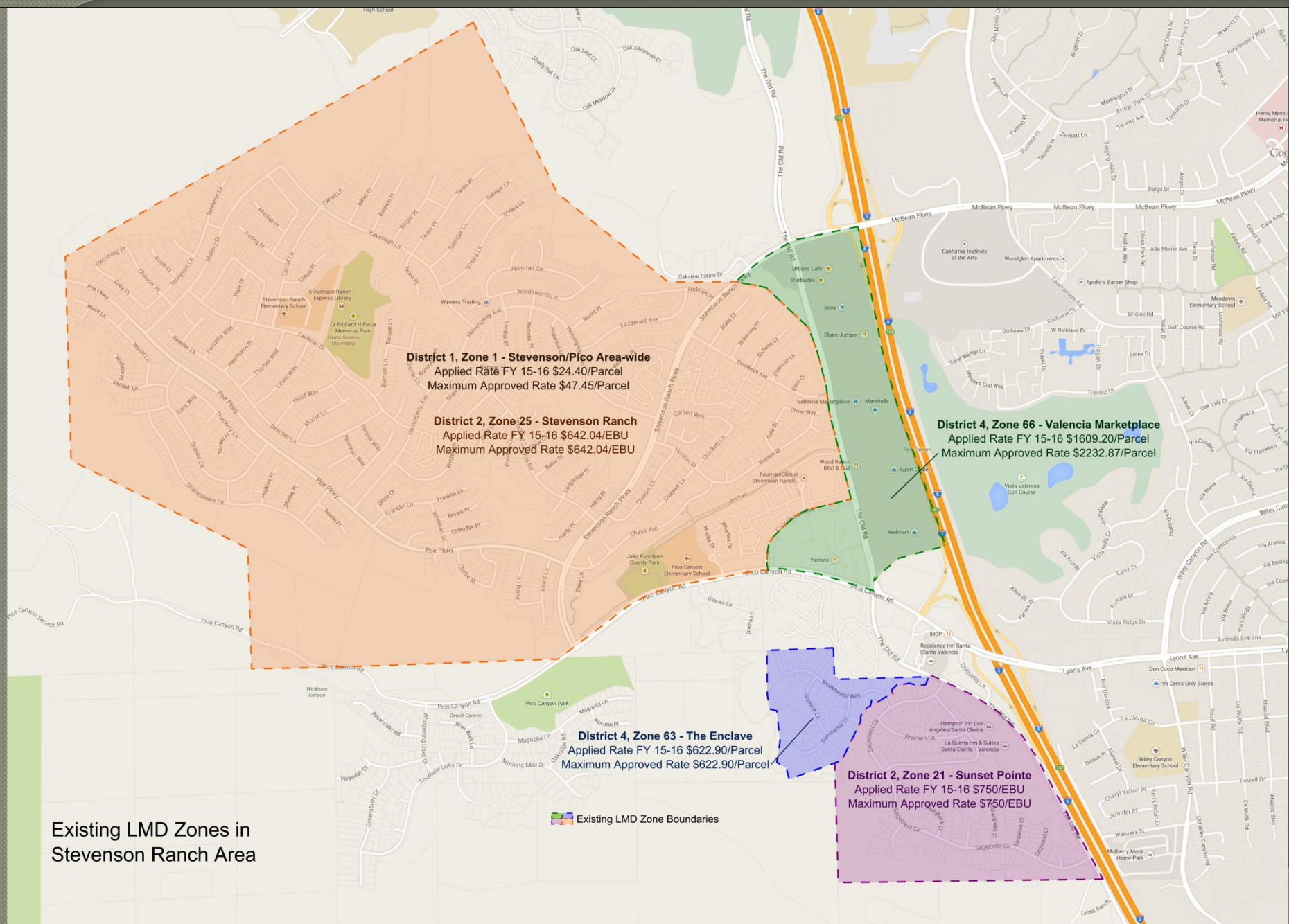




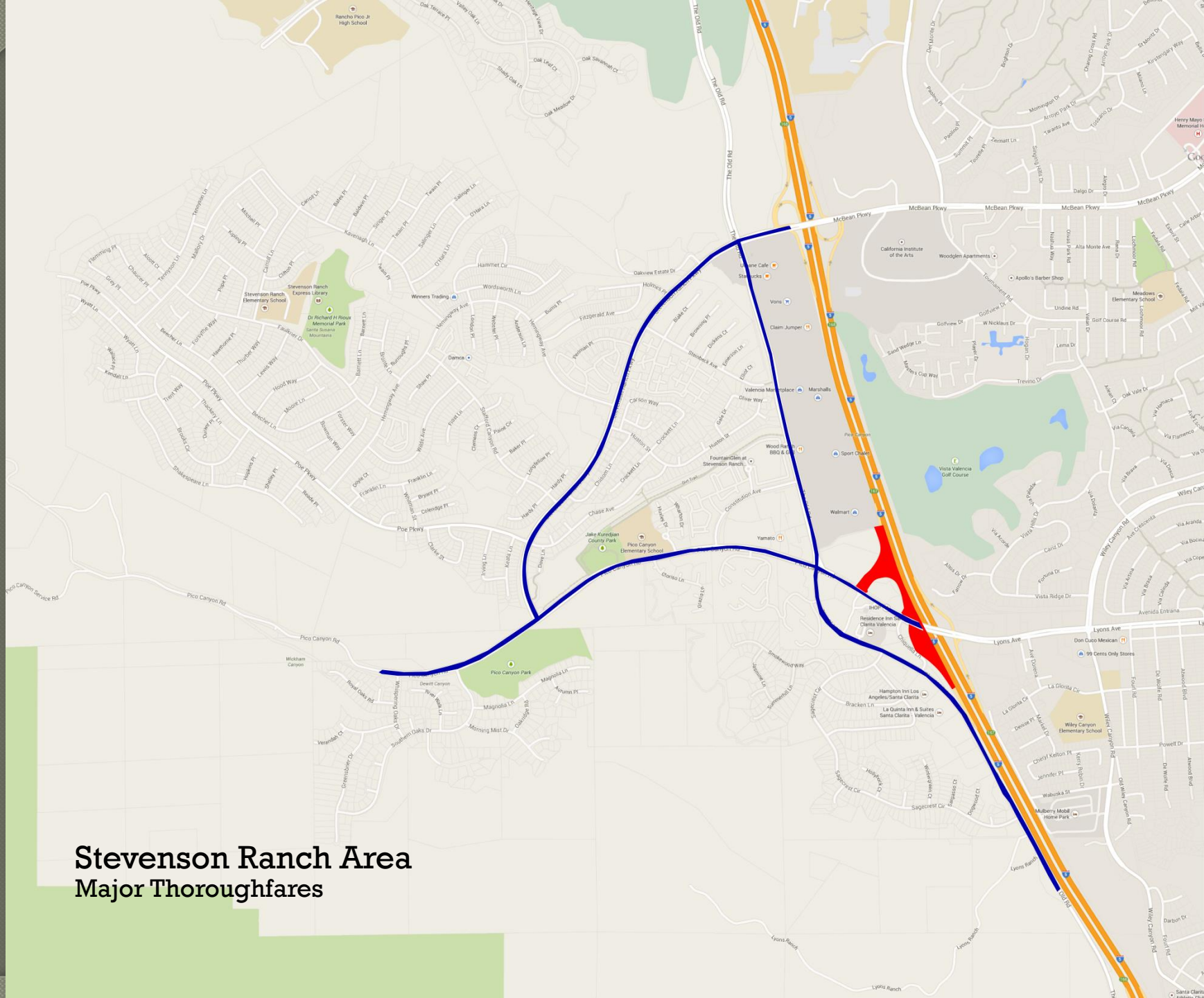
**PICO CANYON / LYONS OFFRAMP - WEST SIDE**











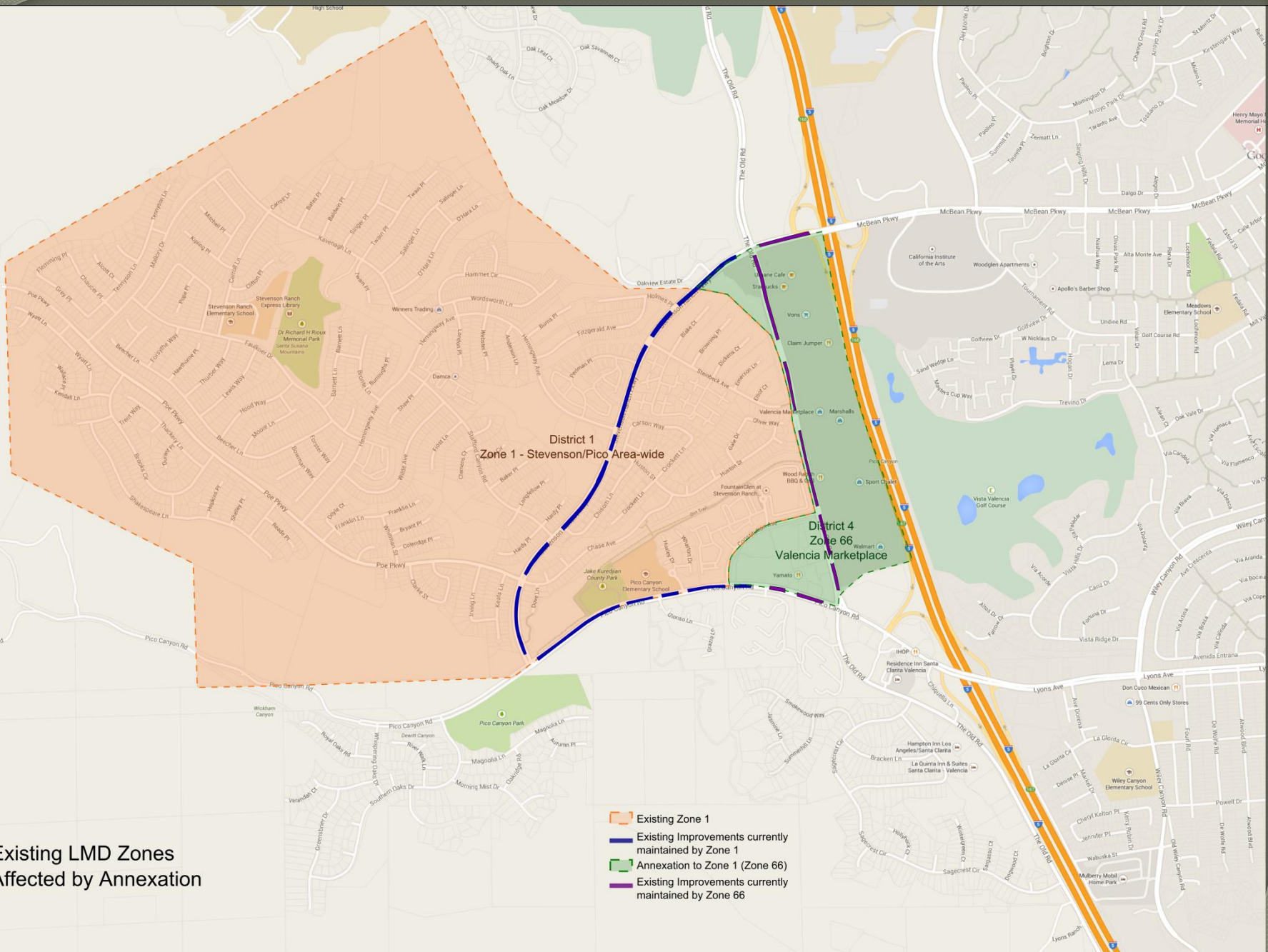
## Stevenson Ranch Area Major Thoroughfares





## Existing LMD Zones Affected by Annexation

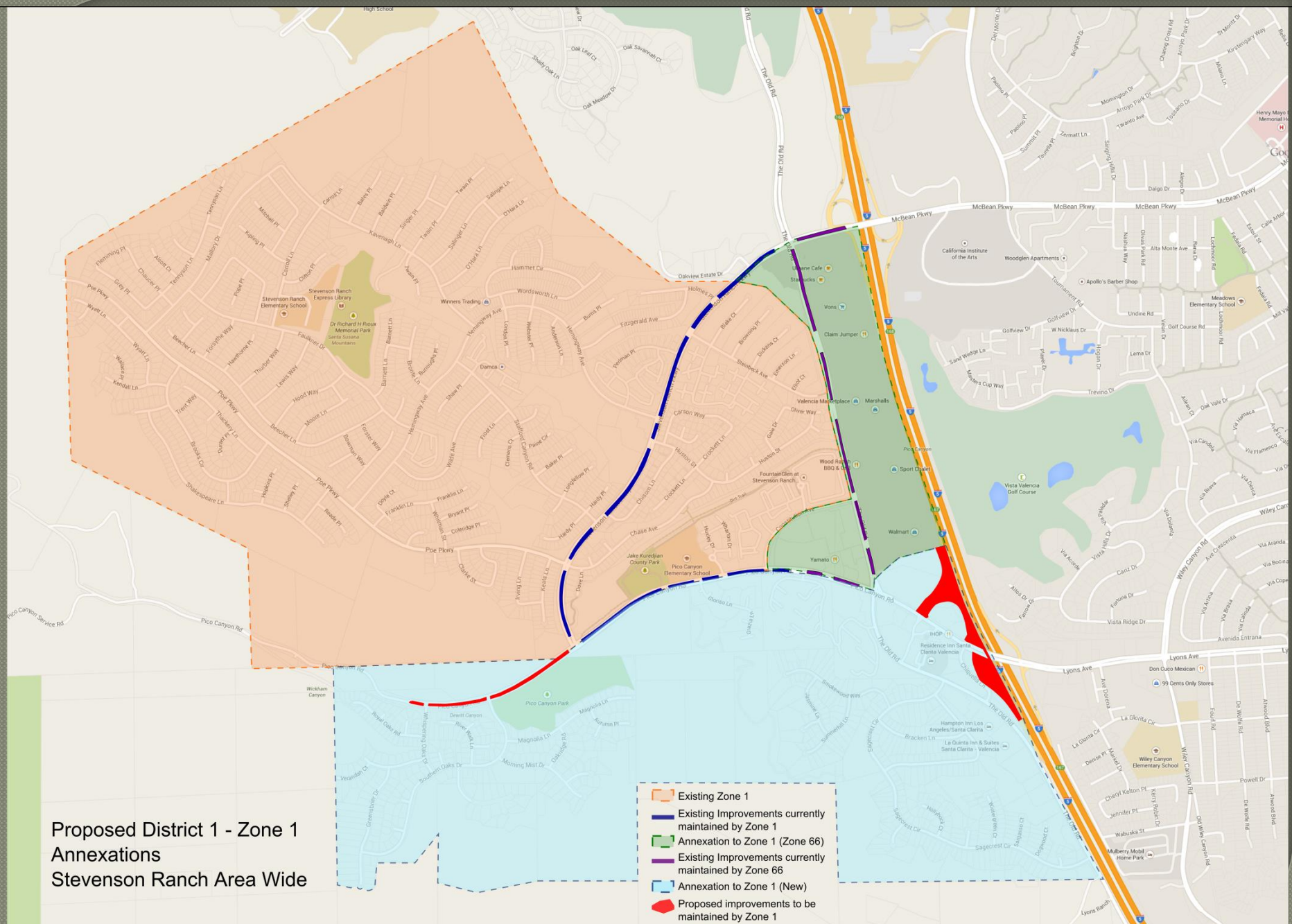
-  Existing Zone 1
-  Existing Improvements currently maintained by Zone 1
-  Annexation to Zone 1 (Zone 66)
-  Existing Improvements currently maintained by Zone 66





# Proposed District 1 - Zone 1 Annexations Stevenson Ranch Area Wide

- Existing Zone 1
- Existing Improvements currently maintained by Zone 1
- Annexation to Zone 1 (Zone 66)
- Existing Improvements currently maintained by Zone 66
- Annexation to Zone 1 (New)
- Proposed improvements to be maintained by Zone 1



# Assessment Methodology

Due to the nature of the land use within this proposed zone (residential and commercial) there are varying degrees of benefit received between parcels within the zone. Therefore, a more appropriate allocation of benefit is based on Equivalent Benefit Units (EBUs) rather than the traditional “per parcel” method of apportionment.

The cost to be assessed on each parcel is determined by first establishing the EBUs for each parcel based on land use and/or size:

- Single Family Residential = 1 EBU/unit
- Multi-Family Residential = 9 EBU/acre
- Developed Non-Residential (Commercial) = 15 EBU/acre

Based on this methodology a total of **6,980 EBUs** are estimated for the proposed zone.



**Single Family Residential**  
Current Area-Wide Assessment \$0/Parcel  
Total Area-Wide Assessment Levied FY 15-16 \$0  
New Area-Wide Assessment \$44/Unit  
Total Proposed Area-Wide Assessment \$308.00

**Developed Non-Residential**  
Current Area-Wide Assessment \$24.40/Parcel (Zone 1)  
Total Area-Wide Assessment Levied FY 15-16 \$48.80  
New Area-Wide Assessment \$660/Acre  
Total Proposed Area-Wide Assessment \$2,746.32\*

**Single Family Residential**  
Current Area-Wide Assessment \$24.40/Parcel (Zone 1)  
Total Area-Wide Assessment Levied FY 15-16 \$89,767.60  
New Area-Wide Assessment \$44/Unit  
Total Proposed Area-Wide Assessment \$161,876.00\*

**Multi-Family Residential**  
Current Area-Wide Assessment \$24.40/Parcel (Zone 1)  
Total Area-Wide Assessment Levied FY 15-16 \$73.20  
New Area-Wide Assessment \$396/Acre  
Total Proposed Area-Wide Assessment \$9,742.04\*

**Developed Non-Residential**  
Current Area-Wide Assessment \$1,609.20/Parcel (Zone 66)  
Total Area-Wide Assessment Levied FY 15-16 \$48,276.00  
New Area-Wide Assessment \$660/Acre  
Total Proposed Area-Wide Assessment \$61,355.67

**Developed Non-Residential**  
Current Area-Wide Assessment \$0/Parcel  
Total Area-Wide Assessment Levied FY 15-16 \$0  
New Area-Wide Assessment \$660/Acre  
Total Proposed Area-Wide Assessment \$14,429.44

**Developed Non-Residential**  
Current Area-Wide Assessment \$0/Parcel  
Total Area-Wide Assessment Levied FY 15-16 \$0  
New Area-Wide Assessment \$660/Acre  
Total Proposed Area-Wide Assessment \$6,958.75\*

**Multi-Family Residential**  
Current Area-Wide Assessment \$0/Parcel  
Total Area-Wide Assessment Levied FY 15-16 \$0  
New Area-Wide Assessment \$396/Acre  
Total Proposed Area-Wide Assessment \$9,236.70

**Single Family Residential**  
Current Area-Wide Assessment \$0/Parcel  
Total Area-Wide Assessment Levied FY 15-16 \$0  
New Area-Wide Assessment \$18/Unit  
Total Proposed Area-Wide Assessment \$15,752.00

**Single Family Residential**  
Current Area-Wide Assessment \$0/Parcel  
Total Area-Wide Assessment Levied FY 15-16 \$0  
New Area-Wide Assessment \$18/Unit  
Total Proposed Area-Wide Assessment \$5,688.00\*

\*This does not include assessments levied to maintain local improvements (Zones 21, 25, and 63)

## Proposed District 1 - Zone 1 Stevenson Ranch Area Wide Assessment Changes

# Proposition 218

Proposition 218, also called “The Right to Vote on Taxes Act”, requires agencies to give written notice to all affected property owners, conduct a public meeting, and hold a vote on the establishment of new assessments or an increase to an existing assessment.

## Proposition 218 Procedure

- Preparation of Engineer's Report
- Community-wide meetings, presentation of report findings, and petition
- Board Action-Resolution to Initiate Proceedings
- Board Action-Resolution of Intent to Levy and Approval of Engineer's Report
- Mailing of Ballots to all affected property owners
- Public Hearing and Vote



**Q&A**